AEC Environmental
A GREENCAP CONSULTING COMPANY

ASBESTOS REGISTER UPDATE No. NT0271/01

NT HOUSE 22 MITCHELL STREET DARWIN NT

Prepared for:

NT HOUSE PTY LTD
GPO Box 338
Darwin NT 0801

Date: January 2014
Register No: NT0271/01
Register Version: V02
Our Ref: DK/sk

Prepared by:
AEC Environmental Pty Ltd

Written/Submitted by:

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Asbestos Technician NT

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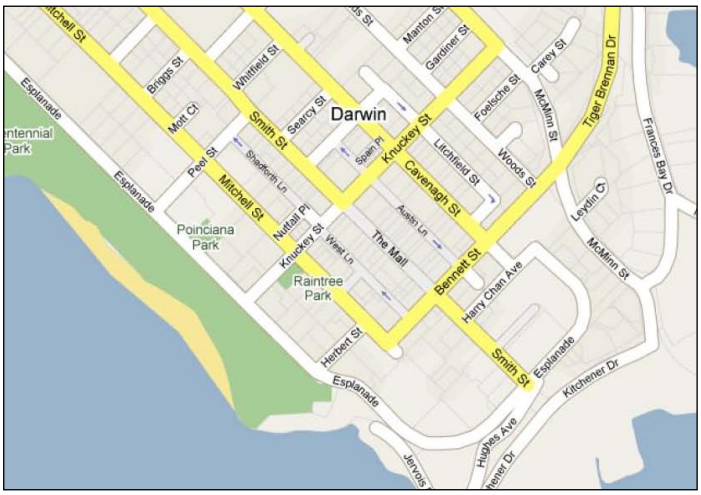
APPENDICES

1.0 INSTRUCTIONS

AEC Environmental Pty Ltd (AEC) was contracted by NT House Pty Ltd ("the client") to compile this Asbestos Register Update at NT House for the purpose of updating the previous known register/update(s) prepared for this property, as follows:

- Original Register prepared by AEC Environmental in 2008
- Last Update prepared by AEC Environmental in 8008

This current update (conducted in January 2014) specifically entailed a full inspection of items previously identified as containing asbestos and is to be read in conjunction with the previous register/update(s) prepared for the property. During the course of this inspection, other item(s) may have been detected and, if so, are listed in this current register update. Inaccessible areas and areas requiring destruction or demolition have not been inspected. An intrusive or destructive audit is required if demolition or significant alterations are contemplated. The location of the property is shown in the figure below.



The building consists of 15 levels and includes a bar and retail accommodation on the ground floor, car parking on levels 1 and 2 and office accommodation on levels 3 to 14 (excluding a thirteenth floor). Level 15 comprises a plant area with storage space and communication equipment rooms while a lift motor room and air conditioning cooling towers are located on Level 16.

All reasonable steps have been taken to identify asbestos in the building. Inaccessible areas and areas requiring destruction or demolition have not been inspected and caution should be exercised if demolition or alterations are contemplated.

2.0 PURPOSE OF AN ASBESTOS REGISTER

An asbestos register inspection survey is a non-destructive audit to identify accessible and visually evident asbestos containing materials (ACM). The purpose of an asbestos register is to ensure that persons conducting a business or undertaking, (which includes workers, contractors, clients and other stakeholders) and persons with management or control of a workplace, are aware of the location, type, condition and risk, in order to avoid inadvertent disturbance of the ACM.

Importantly, an asbestos register details the type condition and location of accessible asbestos materials to assist with the adoption of appropriate & regulatory asbestos management practices.

It is a requirement of asbestos management regulations that regular inspections of the asbestos are conducted by a competent person, firstly to identify the type, condition and location of asbestos and secondly to assess any changes in the state of the asbestos.

It is important to note that this report is not intended for use as a pre demolition or pre refurbishment survey. If demolition, significant alterations or refurbishment incorporating demolition or structural disturbance is contemplated, please contact AEC for information regarding recommendations relevant to an intrusive audit.

3.0 REGULATORY FRAMEWORK FOR ASBESTOS MANAGEMENT

On the 1st January 2012, The Northern Territory implemented the nationally harmonized Work Health & Safety Regulation. The regulations proclaim that a Person with Management or Control of a Workplace must ensure that an asbestos register is prepared and is kept and accessible at the workplace. Additionally, a Person Conducting a Business or Undertaking (PCBU) must ensure that exposure of a person to airborne asbestos is eliminated so far as is reasonably practicable.

Furthermore, a Person with Management or Control of a Workplace must ensure that a written Asbestos Management Plan (AMP) is prepared and is available and accessible, with established policies and procedures for the management of asbestos at a workplace, together with procedures for detailing incidents or emergencies involving asbestos containing materials at the workplace. These policies should be strictly adhered to and enforced by the Person with Management and Control of a Workplace and other persons (as defined) so that safe work practices in relation to asbestos management are in place as prescribed and required under the regulations.

Please contact AEC for assistance with the development of an Asbestos Management Plan.

A copy of the register must be kept at the workplace and be available for inspection by:

- Workers who have carried out, carries out or intends to carry out work at the workplace
- Health and Safety Representatives
- A person conducting a business or undertaking who has carried out, carries out or intends to carry out, work at the workplace, (e.g. Contractors)
- A person conducting a business or undertaking who has required, requires, or intends to require work to be carried out at the workplace

4.0 LIMITATIONS

Asbestos is known to have been used in some 3,000 building products, the most common being in fibro cement products, vinyl flooring, electrical switchboards and insulation materials to hot water and steam pipes. However, asbestos can also be found in many other products located in **inaccessible components** of buildings, plant and equipment including the following areas:

- Interior parts of air conditioning systems
- Wall cavities, slabs, underside of floors
- Interior workings of plant and equipment
- Services, in ceiling or floor spaces or underground
- Wall "chased" lagged pipework
- Floor coverings subsequently overlaid
- Where asbestos products have been removed (eg vinyl floor coverings), then residue may exist under skirting boards and/or subsequently laid floor coverings.

Whilst this report provides approximate measurements and quantities of some materials found, we stress that they are approximate only. Accurate details would require a further visit to the site.

The work involved in preparing an Asbestos Register is based on visual inspection of the building and/or plant and equipment. As well, representative samples of suspect materials are collected and reasonable assumptions are made from those samples. These samples may not be a true representation of every element, part or component of the area of material concerned. Further, it is becoming increasingly apparent that some building materials containing asbestos have been removed and replaced by non-asbestos containing materials, particularly cement sheeting. In numerous cases only partial removal has occurred, leaving asbestos product remaining and this is often painted. While appropriate sampling has occurred the only sure determinant is to sample and analyse every section or piece in question. Full clarification would require a further visit to the site to obtain and analyse appropriate samples.

This asbestos register includes known asbestos building products detected in the course of the inspection. Additionally, where applicable, assumptions made on where asbestos is likely to be found are also stated. In some cases, builders have been known to mix asbestos into materials that would not normally contain asbestos (e.g. mortar, plaster, renders etc.) and, unless stated otherwise, these have not been sampled during the course of this survey. If an inaccessible area is suspected of having asbestos, it may need further verification. The decision regarding this will remain purely at the discretion of the client.

It is important to note that this report is not intended for use as a pre demolition or pre refurbishment survey. If demolition, significant alterations or refurbishment incorporating demolition or structural disturbance is contemplated, please contact AEC for information regarding recommendations relevant to an intrusive audit.

There is no known instrument available for in-situ asbestos detection. Asbestos is a naturally occurring mineral of inert characteristics. **For the above reasons, including the inaccessibility of many asbestos products, no guarantee can be given, express or implied, that the inspection will reveal all the asbestos containing materials that may be located in the workplace described in this report.**

This report should be read in conjunction with any other asbestos related reports and or communication / documentation prepared for the property. No individual section of this report should be read in isolation without taking the whole report into account. If the report is to be copied for whatever reason the whole of the report should be included.

5.0 INSPECTION REPORT

This update inspection was conducted in January 2014

Items identified in the previous register were re-inspected for the purpose of this update.

It should be noted that this is not a full inspection but limited to inspecting those items as identified in the previous register.

Full details of all asbestos products located within the property are found within the next section of this report. Section 7.0 outlines suggested management procedures.

6.0 ASBESTOS REGISTER

6.1 AREAS WHERE ASBESTOS HAS BEEN IDENTIFIED

Location	Type of Material	Condition	Recommendation	Action
It was common practice until the late 1970s for small diameter hot water pipes to be concealed in walls and to be partially or totally insulated with brown or white asbestos. Confirmation or otherwise as to the presence of these "chased" pipes is simply not possible with a non-destructive visual inspection. Appropriate precaution must be observed if the walls are disturbed in the vicinity of concealed hot water pipes. Refer to Section 7.0 - Policies and Management Procedures, where reference is made to the possibility of hot water pipes (with asbestos) concealed ("chased") in walls.				
Level 1 (Carpark)				
Hot water system in Plant Room 2 *Refer Photo 1*	Area not accessed or sampled. Based on past experience in similar areas, asbestos may exist in the internal insulation of the hot water system.	Unknown	Warning Sign in place Refer Section 6.0: Management Procedures.	No change noted
Level 3 (Plant Room)				
Gasket to condenser water cooling pipe *(assume all gaskets to water pipes contain asbestos)* *Refer Photo 2*	Gasket material containing white (Chrysotile) asbestos (sample no.10)	Stable	Warning sign in place Refer Section 6.0: Management Procedures.	No change noted
Note: No asbestos was detected from the internal core of fire doors tested from the ground floor. It is assumed these fire doors are representative of those in all other floor levels.				

PHOTOGRAPHS WHERE ASBESTOS HAS BEEN IDENTIFIED

Photo 1. Hot water system to Plant Room 2, Level 1

Photo 2. Gasket to pipework, Level 3

6.2 SUSPECT MATERIALS TESTED – NO ASBESTOS DETECTED

Location	Material Tested	Result
Ground Level		
Ceiling lining to font entrance	Cement sheet (sample no.15)	No asbestos
Internal core (inner layer) of fire door to electrical cupboard	Internal core material (sample no.16)	No asbestos
Internal core of fire door to rear corridor	Internal core material (sample no.17)	No asbestos
Expansion joint to external walls	Black bituminous material (sample no.18)	No asbestos
Internal core (outer layer) of fire door to electrical cupboard	Internal core material (sample no.19)	No asbestos
Level 2 (Carpark)		
Ceiling tiles (stored)	Thick plaster material (sample no.13)	No asbestos
Outer casing to 'fresh air' ductwork in riser	Cement sheet (sample no.14)	No asbestos
Level 3 (Plant Area)		
Insulation over structural beams	Insulation material (sample no.9)	No asbestos
Gasket to generator exhaust pipework	Gasket material (sample no.11)	No asbestos
Black casing to Compressor No. 1	Black bituminous material (sample no.12)	No asbestos
Level 5 (Office Space)		
Wall lining to additional toilet	Cement sheet (sample no.8)	No asbestos
Level 10 (Office Space)		
Floor covering to small kitchen	Vinyl sheeting (sample no.7)	No asbestos
Level 12 (Office Space)		
Covering to floor slab of plumbing riser	Fibrous material (sample no.6)	No asbestos
Level 14 (Office Space)		
Mastic joint to air handling unit in plant room, adjacent male toilets	Mastic material (sample no.3)	No asbestos
Gasket to pipework in plant room, adjacent male toilets	Gasket material (sample no.4)	No asbestos
Cubicle partitions to male toilets	Thick cement sheet (sample no.5)	No asbestos
Level 15 (Plant Area)		
Insulation over structural beams	Insulation material (sample no.2)	No asbestos
Level 16 (Lift Motor Room & Cooling Towers)		
Mastic joint to ductwork in the cooling tower area	Mastic material (sample no.1)	No asbestos

SUSPECT MATERIALS TESTED – NO ASBESTOS DETECTED – 2014 UPDATE

Location	Material Tested	Result
LEVEL 16		
Motor brake pads in Lift Motor room (2 on each machine)	Brake pad material (sample no.1)	No asbestos
LEVEL 15		
Wall lining in Fire hose cupboard – Western elevation - adjacent male toilets ($2m^2$)	Fibrous board material (sample no.2)	No asbestos

7.0 POLICIES & MANAGEMENT PROCEDURES

It is important to note that if asbestos products are disturbed, asbestos fibres may be released, thereby resulting in a health risk. Great care therefore must be exercised in the immediate and ongoing management of any products found to contain asbestos.

If products containing asbestos have been identified, it is a requirement under the SA WHS Regulations 2012 that an asbestos management plan is developed, with specific procedures for the on-going management of the asbestos containing materials.

The following is provided for information and a guide on the specific actions required:

"Friable/Damaged" asbestos products:

Action required: The product should be removed as soon as it is reasonably practicable to do so. Additionally, specific on-going procedures are required to be undertaken (see notes below).

"Friable when exposed (FWE)" asbestos products:

Friable products exist encased within an item but are not accessible if the encasing material remains intact and undamaged.
Action required: The product should encapsulated (i.e. exposed top of fire doors with friable cores) and or be removed as soon as it is reasonably practicable to do so. Additionally, specific on-going procedures are required to be undertaken (see notes below).

"Unstable" asbestos products:

Bonded products that have exposed surfaces (i.e. unpainted or damaged cement sheet)
Action required: The product should encapsulated and or be repaired as soon as it is reasonably practicable to do so. Additionally, specific on-going procedures are required to be undertaken (see notes below).

"Stable" asbestos products:

Action required: The product is not required to be removed immediately, however specific on-going procedures defined in an asbestos management plan are required.

We recommend that the following management plan be prepared:

7.1 Adopt procedures that restrict access to the asbestos containing products.

7.2 Persons having management or control of a workplace should ensure all staff, contractors and sub-contractors are aware of the presence of asbestos on the site, particularly prior to work being carried out on asbestos containing materials.

7.3 When changes to the workplace are required affecting asbestos containing materials, management, staff, contractors and sub-contractors should be aware that breakage, cutting or machining of asbestos containing materials is likely to cause asbestos fibres to be released, resulting in an increased health and safety risk.

7.4 Within prescribed parameters, when either friable or non-friable materials are to be removed, NT WorkSafe regulations stipulate that only licensed asbestos removal companies

can remove the materials. For further information contact AEC Environmental or NT WorkSafe.

7.5 In accordance with the NT WorkSafe legislation, asbestos registers must be reviewed / updated whenever the management plan is reviewed, whenever further asbestos is identified or when asbestos materials are removed, disturbed, sealed or enclosed, or before demolition or refurbishment.

7.6 In accordance with the Code of Practice – "*How to Manage and Control Asbestos in the Workplace (December 2011)*", warning signs must be installed on asbestos containing materials. Contact AEC regarding sign installation.

7.7 Any person who intends to carry out work should first be shown this asbestos register and sign the control form in Section 9.

7.8 Vinyl tile and vinyl sheet flooring manufactured prior to 1982, in many cases, contained asbestos. It is safe practice therefore, in the event of renovation work or other activities disturbing such flooring, to assume that the material does in fact contain asbestos. Laboratory testing at the time of works would verify the existence or otherwise of asbestos. If the existence of asbestos has been positively identified within this report then no further testing would be required.

7.9 It was common practice until the late 1970s for small diameter hot water pipes to be concealed in walls and to be partially or totally insulated with brown or white asbestos. Confirmation or otherwise as to the presence of these "chased" pipes is simply not possible with a non-destructive visual inspection. Appropriate precaution must be observed if the walls are disturbed in the vicinity of concealed hot water pipes.

7.10 In the event that the subject workplace has been found to contain products-containing friable asbestos, eg pipe lagging, woven asbestos rope material, then please take note of specific recommendations within this section of the report. In broad terms, great care should be taken at all times not to disturb the friable asbestos, signage must at all times be present and, finally, removal should take place as soon as reasonably practicable, or as recommended in this report.

7.11 If roof cladding contains asbestos (eg "Deep 6" corrugated fibre cement), the following special restrictions are recommended:

- Limit access to the roof to suitably trained and qualified persons, adopting appropriate safety measures.
- Prepare and review safe work plan before any work is undertaken on the roof.
- Incorporate annual audit of the roof to monitor its condition (incorporate airborne monitoring tests into audit results).

7.12 All work which could involve disturbing the materials containing asbestos should be carried out in accordance to the requirements of the Code of Practice "*How to Manage and Control Asbestos in the Workplace (December 2011)*", Code of Practice "*How to Safely Remove Asbestos (December 2011)*". A copy of this publication should be kept with the Asbestos register.

7.13 In the event of further asbestos products being located at the property, the asbestos register must be reviewed / updated.

7.14 A copy of the Asbestos Register must be kept at the workplace at all times and be available for inspection.

8.0 CONCLUSION & RECOMMENDATIONS

The inspection carried out has **identified asbestos** in some of the building materials.

It is important to note that if asbestos products are disturbed, asbestos fibres may be released, thereby resulting in a health risk. Great care therefore must be exercised in the immediate and ongoing management of any products found to contain asbestos.

It is very important and a requirement under the SA WHS Regulations that Safe Management Procedures are developed in a written and accessible Asbestos Management Plan.

The real risk is considered to occur only if asbestos containing materials are disturbed in some way in contradiction to the recommendations listed in this report. It is important that implementation of the recommendations listed in this report be adopted.

In addition, it is important that trades people and any persons carrying out maintenance activities in the workplace are made aware of the asbestos register before commencing any work.

All work with asbestos containing materials should be conducted in accordance with the guidelines set out in the:

- Work Health and Safety (National Uniform Legislation) Act 2011
- Work Health and Safety (National Uniform Legislation) Regulations 2012
- HOW TO SAFELY REMOVE ASBESTOS Code of Practice
- HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE Code of Practice
- Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition NOHSC: 3003 (2005)

If the reader is in doubt in respect to any of the detail and or implications of the contents of this report, then they are invited to call the following:

AEC Environmental Pty Ltd:	08 8984 4244
NT WorkSafe:	08 8999 5010

9.0 FUTURE MANAGEMENT

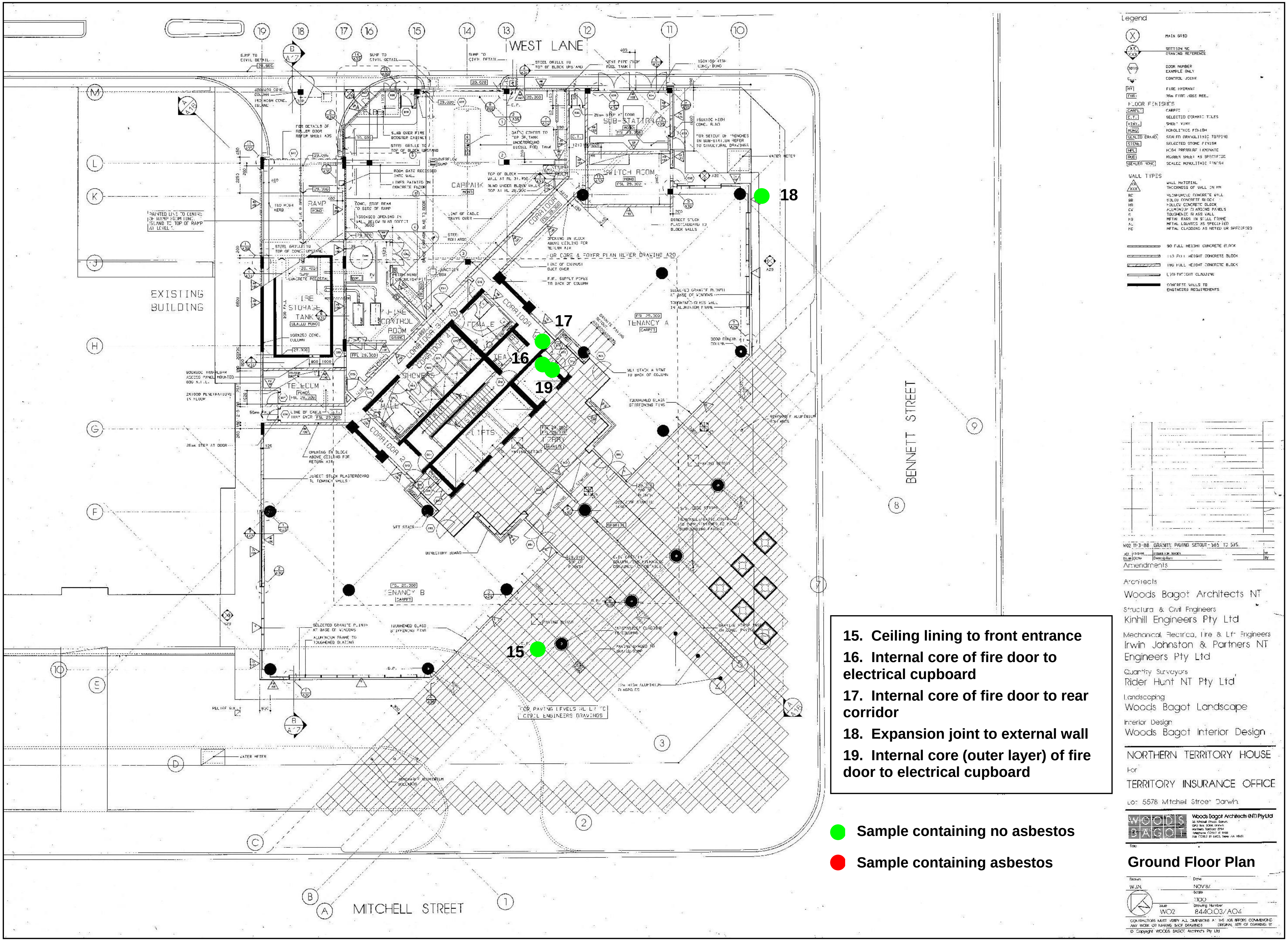
9.1 CONTROL FORM

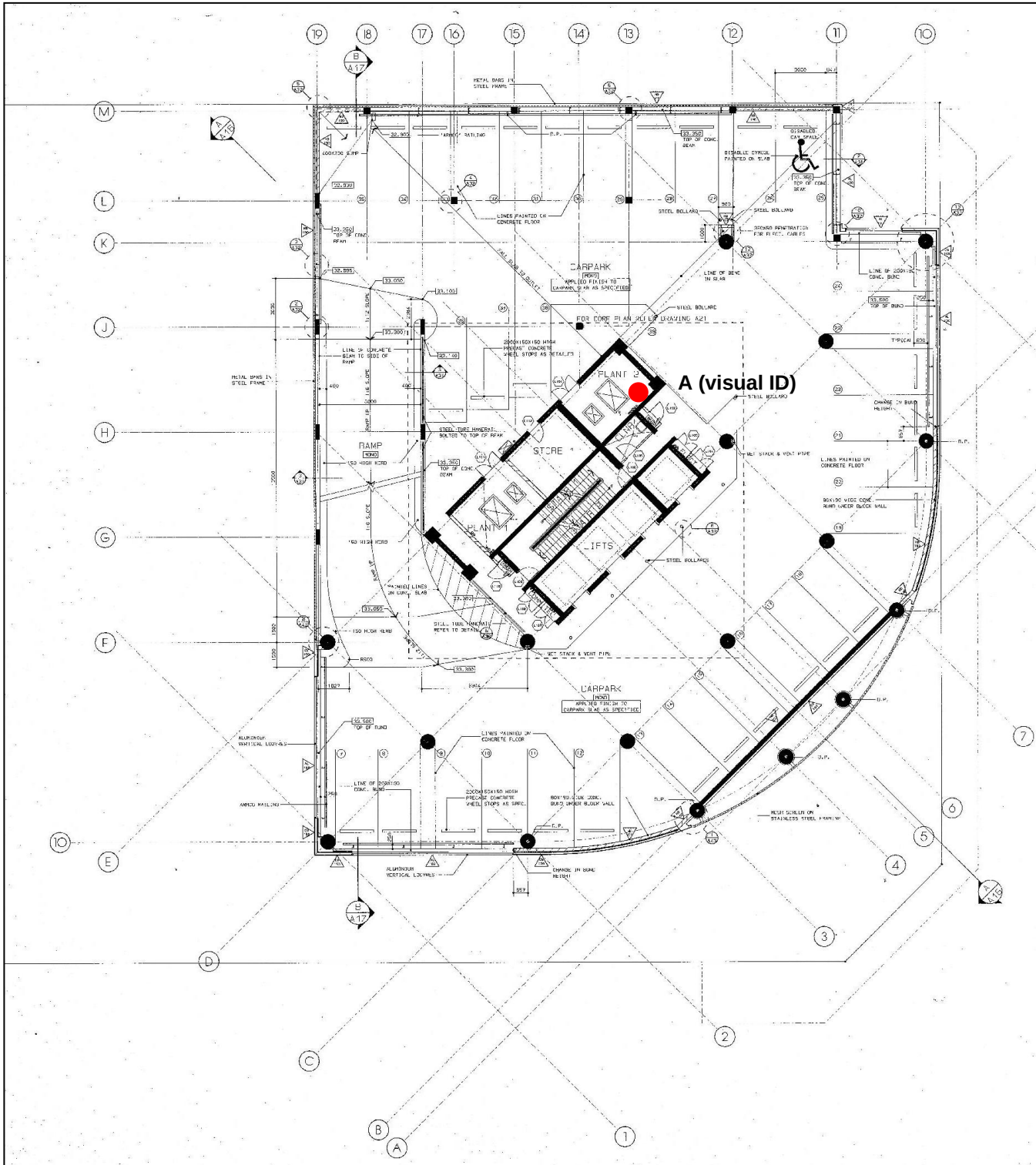
The persons listed below have seen the Asbestos Register and shall conform to the guidelines recommended.

Date	Name	Company	Nature of Work

APPENDIX A

SITE PLANS AND SAMPLE LOCATIONS


WEST LANE
BENNETT STREET
MITCHELL STREET
EXISTING BUILDING
CARPARK
SUB-STATION
SWITCH ROOM
RAMP
FIRE STORAGE TANK
FIRE CONTROL ROOM
TELECOM
CORRIDOR
SHOWERS
FEMALE
MALE
TEA
LIFTS
LOBBY
TENANCY A
TENANCY B
15
16
17
18
19
15. Ceiling lining to front entrance
16. Internal core of fire door to electrical cupboard
17. Internal core of fire door to rear corridor
18. Expansion joint to external wall
19. Internal core (outer layer) of fire door to electrical cupboard
Sample containing no asbestos
Sample containing asbestos
Legend
Amendments
Architects
Woods Bagot Architects NT
Structural & Civil Engineers
Kinhill Engineers Pty Ltd
Irwin Johnston & Partners NT Engineers Pty Ltd
Quantity Surveyors
Rider Hunt NT Pty Ltd
Landscaping
Woods Bagot Landscape
Interior Design
Woods Bagot Interior Design
NORTHERN TERRITORY HOUSE
For
TERRITORY INSURANCE OFFICE
Lot 5578 Mitchell Street Darwin
Woods Bagot Architects (NT) Pty Ltd
Ground Floor Plan
W.J.N.
NOV 87
1:100
WO2
8440.03/A04



DARWIN CITY COUNCIL
STORMWATER DRAINAGE DISPOSAL AND VEHICULAR ACCESS TO PROPERTY DETAIL
APPROVED
AUTHORISED OFFICER
20-4-88 DATE

A. Hot water system in Plant 2

Sample containing no asbestos

Sample containing asbestos

Legend

MAIN GRID
SECTION NO
DRAWING REFERENCE
ROOM NUMBER
EXAMPLE ONLY
CONTROL JOINT
FIRE HYDRANT
30m FIRE HOSE REEL

FLOOR FINISHES
CARPET — CARPET
SELECTED CERAMIC TILES
SMEAR VINYL
MONOLITHIC FINISH
SEALED GRANOLITHIC TOPPING
SELECTED STONE FINISH
HIGH PRESSURE LAMINATE
RUBBER SHEET AS SPECIFIED
SEALED MONOLITHIC FINISH

WALL TYPES
WALL MATERIAL
THICKNESS OF WALL IN MM
REINFORCED CONCRETE WALL
90 TO CONCRETE BLOCK
HOLLOW CONCRETE BLOCK
ALUMINIUM CLADDING PANELS
TOUGHENED GLASS WALL
METAL STUDS IN DRY WALL FRAME
METAL LOUVRES AS SPECIFIED
METAL CLADDING AS NOTED OR SPECIFIED

90 FULL HEIGHT CONCRETE BLOCK
140 FULL HEIGHT CONCRETE BLOCK
190 FULL HEIGHT CONCRETE BLOCK
SUSPENSION CLADDING
CONCRETE WALLS TO ENGINEERS REQUIREMENTS

Amendments

Architects
Woods Bagot Architects NT

Structural & Civil Engineers
Kinhill Engineers Pty Ltd

Mechanical, Electrical, Fire & Lift Engineers
Irwin Johnston & Partners NT
Engineers Pty Ltd

Quantity Surveyors
Rider Hunt NT Pty Ltd

Landscaping
Woods Bagot Landscape

Interior Design
Woods Bagot Interior Design

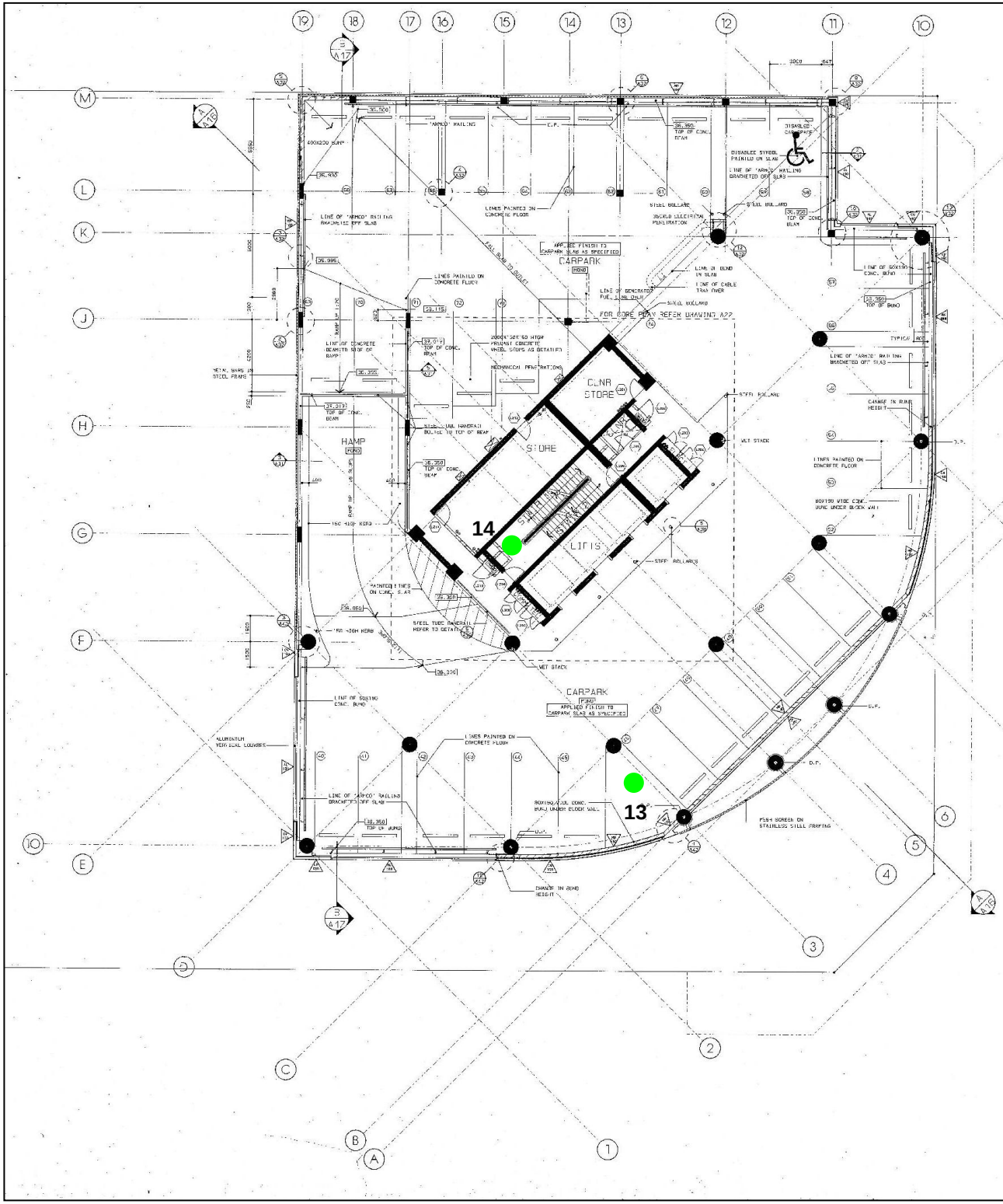
NORTHERN TERRITORY HOUSE
For
TERRITORY INSURANCE OFFICE
Lot 5578 Mitchell Street Darwin

Woods Bagot Architects (NT) Pty Ltd

Level 1 Carpark

W.I.N. WO1 8440.03/A05
OCT'87
Scale 1:100
Drawing Number

CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. ORIGINAL SIZE OF DRAWING A1



Legend

- MAIN GRID
- SECTION NO / DRAWING REFERENCE
- DOOR NUMBER (EXAMPLE ONLY)
- CONTROL JOINT
- FIRE HYDRANT
- 36ø FIRE HOSE REEL

FLOOR FINISHES

- CARPET
- S.T. — SELECTED CERAMIC TILES
- VINYL — SHEET VINYL
- MONO — MONOLITHIC FINISH
- SEALED GRANO — SEALED GRANOLITHIC TOPPING
- S. STNL — SELECTED STONE FINISH
- LPL — HIGH PRESSURE LAMINATE
- TIMBER — HARDWOOD SHEET AS SPECIFIED
- SEALED MONO — SEALED MONOLITHIC FINISH

WALL TYPES

- XXX — WALL MATERIAL / THICKNESS OF WALL IN MM
- RC — REINFORCED CONCRETE WALL
- SB — SOLID CONCRETE BLOCK
- HB — HOLLOW CONCRETE BLOCK
- CW — ALUMINIUM CLADDING PANELS
- G — TOUGHENED GLASS WALL
- MB — METAL BARS IN STEEL FRAME
- AL — METAL LOUVRES AS SPECIFIED
- MC — METAL CLADDING AS NOTED OR SPECIFIED

- 90 FULL HEIGHT CONCRETE BLOCK
- 140 FULL HEIGHT CONCRETE BLOCK
- 190 FULL HEIGHT CONCRETE BLOCK
- LIGHTWEIGHT CLADDING
- CONCRETE WALLS TO ENGINEERS REQUIREMENTS

DARWIN CITY COUNCIL
STORMWATER DRAINAGE DISPOSAL AND VEHICULAR ACCESS TO PROPERTY DETAIL
APPROVED
AUTHORISED OFFICER
20-4-88 DATE

13. Ceiling tiles (stored)

14. Outer casing of 'fresh air' ductwork in riser

Sample containing no asbestos

Sample containing asbestos

Amendments

Architects
Woods Bagot Architects NT

Structural & Civil Engineers
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Mechanical, Electrical, Fire & Lift Engineers
Irwin Johnston & Partners NT
Engineers Pty Ltd

Quantity Surveyors
Rider Hunt NT Pty Ltd

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Woods Bagot Landscape

Interior Design
Woods Bagot Interior Design

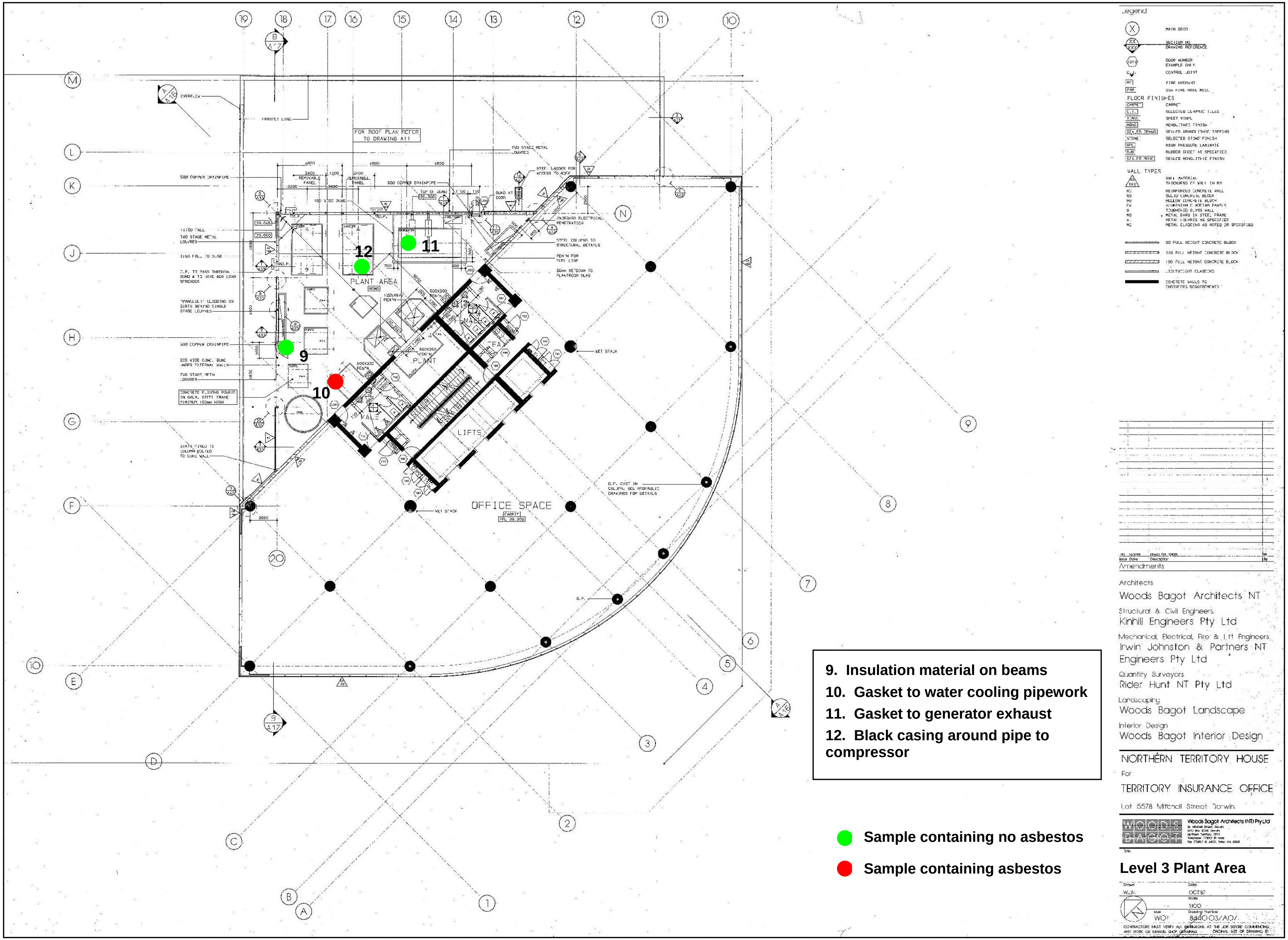
NORTHERN TERRITORY HOUSE
For
TERRITORY INSURANCE OFFICE
Lot 5578 Mitchell Street Darwin

Woods Bagot Architects (NT) Pty Ltd

Level 2 Carpark

Drawn: WJN
Date: OCT 87
Scale: 1100
Drawing Number: WO1 8440 03/A06

CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. ORIGINAL SIZE OF DRAWING IS


9. Insulation material on beams
10. Gasket to water cooling pipework
11. Gasket to generator exhaust
12. Black casing around pipe to compressor
Sample containing no asbestos
Sample containing asbestos
PLANT AREA
PLANT
LIFTS
OFFICE SPACE
FOR ROOF PLAN REFER TO DRAWING A11
Legend
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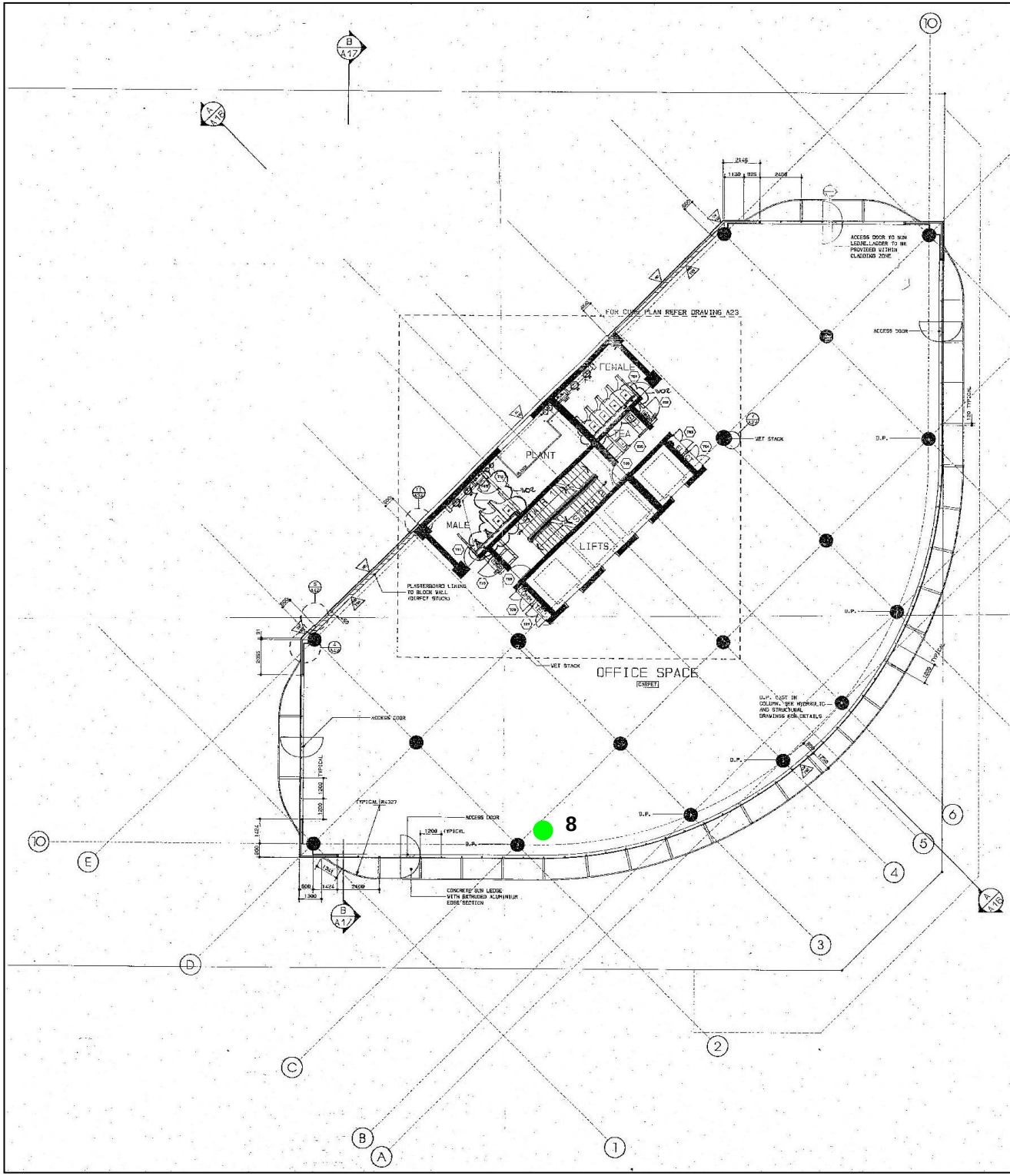
WOODS BAGOT
Level 3 Plant Area
OCT87
1:100
8440 03/A07



8. Wall lining to additional toilet

Sample containing no asbestos

Sample containing asbestos

Legend

X — MAIN GRID

XX / XXX — SECTION NO / DRAWING REFERENCE

001G — DOOR NUMBER, EXAMPLE ONLY

CJ — CONTROL JOINT

HY — FIRE HYDRANT

FHR — 36ø FIRE HOSE REEL

FLOOR FINISHES

CARPET — CARPET
C.T. — SELECTED CERAMIC TILES
VINYL — SHEET VINYL
MONO — MONOLITHIC FINISH
SEALED GRANO — SEALED GRANOLITHIC TOPPING
STONE — SELECTED STONE FINISH
HPL — HIGH PRESSURE LAMINATE
RUB — RUBBER SHEET AS SPECIFIED
SEALED MONO — SEALED MONOLITHIC FINISH

WALL TYPES

XXX — WALL MATERIAL, THICKNESS OF WALL IN MM

AC — REINFORCED CONCRETE WALL
SB — SOLID CONCRETE BLOCK
HB — HOLLOW CONCRETE BLOCK
CV — ALUMINIUM CLADDING PANELS
G — TOUGHENED GLASS WALL
MB — METAL BARS IN STEEL FRAME
AL — METAL LOUVRES AS SPECIFIED
MC — METAL CLADDING AS NOTED OR SPECIFIED
SS — STEEL STUD WALL

90 FULL HEIGHT CONCRETE BLOCK
140 F.H. HEIGHT CONCRETE BLOCK
190 FULL HEIGHT CONCRETE BLOCK
LIGHTWEIGHT CLADDING
CONCRETE WALLS TO ENGINEERS REQUIREMENTS
90 STEEL STUD C/W CLADDING

Amendments

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for
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Lot 5578 Mitchell Street Darwin

Woods Bagot Architects (NT) Pty Ltd

1988

Level 5 Office Space

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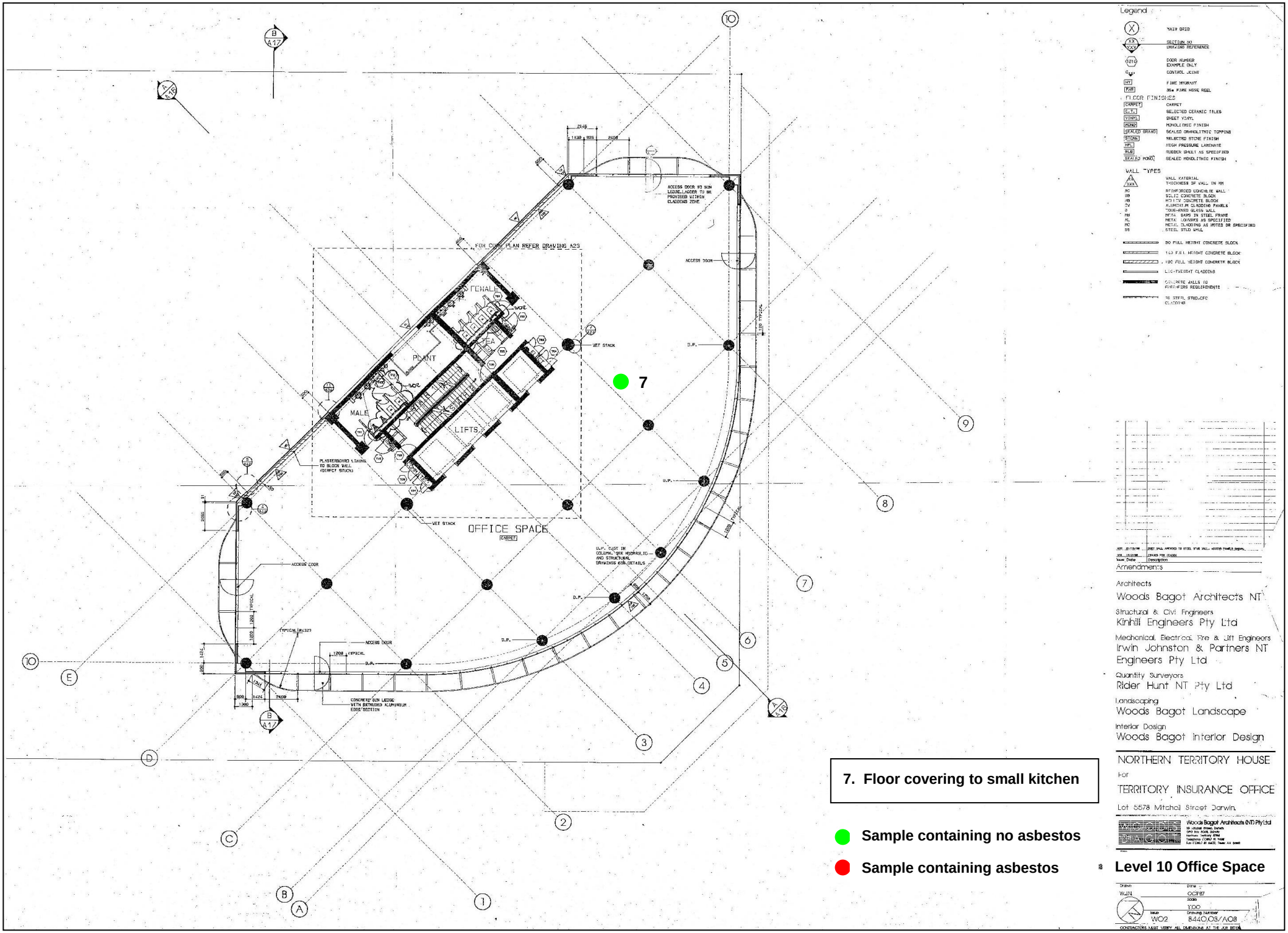


Legend

MAIN GRID

SECTION NO
DRAWING REFERENCE

DOOR NUMBER
EXAMPLE ONLY

CONTROL JOINT

FIRE HYDRANT

35ø FIRE HOSE REEL

FLOOR FINISHES

CARPET — CARPET
C.T. — SELECTED CERAMIC TILES
VINYL — SHEET VINYL
MONO — MONOLITHIC FINISH
SEALED GRANO — SEALED GRANOLITHIC TOPPING
STONE — SELECTED STONE FINISH
HPL — HIGH PRESSURE LAMINATE
RUB — RUBBER SHEET AS SPECIFIED
SEALED MONO — SEALED MONOLITHIC FINISH

WALL TYPES

WALL MATERIAL
THICKNESS OF WALL IN MM

RC — REINFORCED CONCRETE WALL
SB — SOLID CONCRETE BLOCK
HB — HOLLOW CONCRETE BLOCK
CW — ALUMINIUM CLADDING PANELS
G — TOUGHENED GLASS WALL
FW — METAL BARS IN STEEL FRAME
AL — METAL LOUVRES AS SPECIFIED
MC — METAL CLADDING AS NOTED OR SPECIFIED
SS — STEEL STUD WALL

190 FULL HEIGHT CONCRETE BLOCK
140 F.H. HEIGHT CONCRETE BLOCK
190 FULL HEIGHT CONCRETE BLOCK
LIG-TWEIGHT CLADDING
CONCRETE WALLS TO FURTHERS REQUIREMENTS
SS STEEL STUD/CFC CLADDING

Amendments

Architects
Woods Bagot Architects NT

Structural & Civil Engineers
Kinhill Engineers Pty Ltd

Mechanical, Electrical, Fire & Lift Engineers
Irwin Johnston & Partners NT Engineers Pty Ltd

Quantity Surveyors
Rider Hunt NT Pty Ltd

Landscaping
Woods Bagot Landscape

Interior Design
Woods Bagot Interior Design

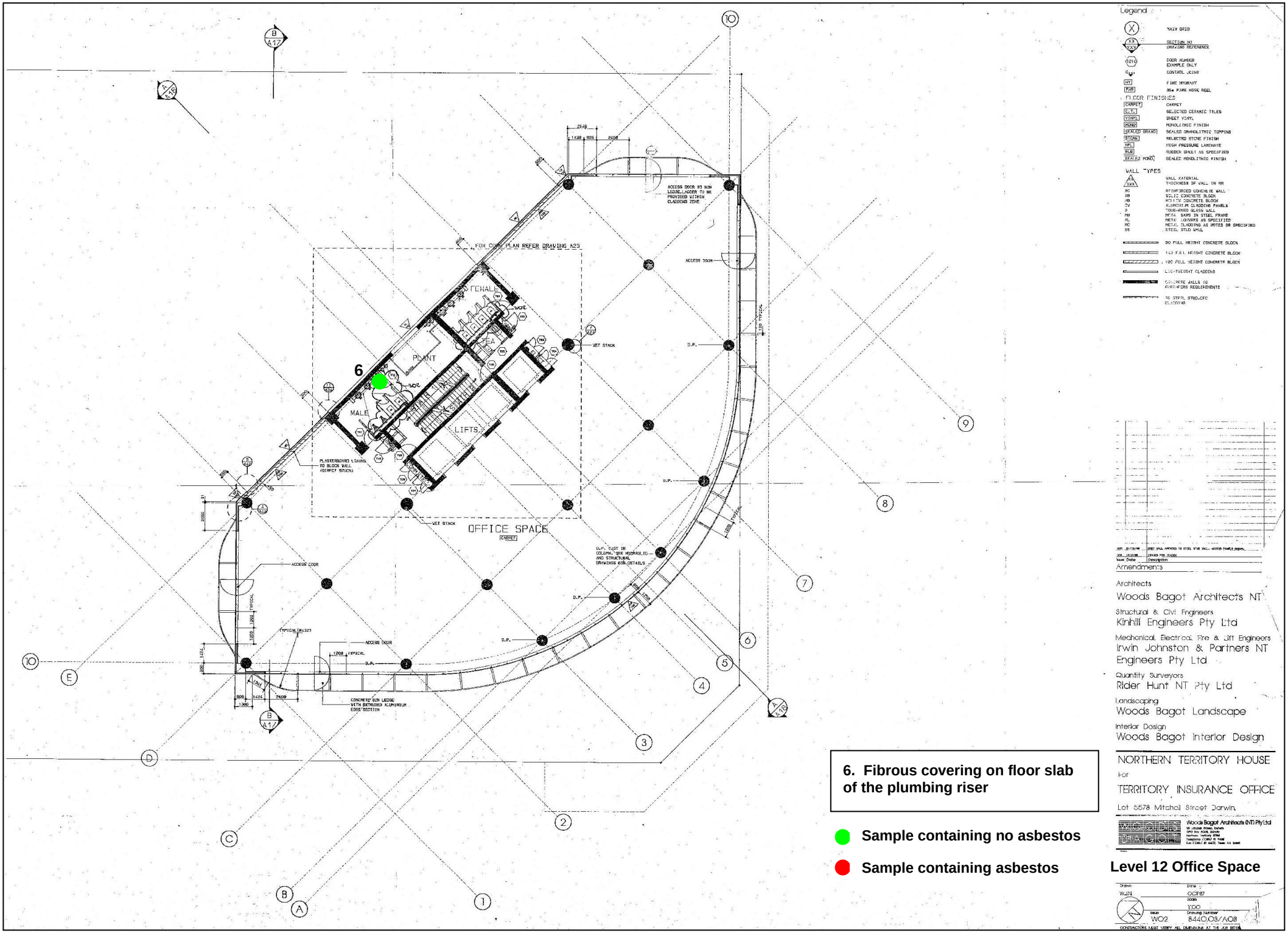
NORTHERN TERRITORY HOUSE
For
TERRITORY INSURANCE OFFICE
Lot 5578 Mitchell Street Darwin.

Woods Bagot Architects (NT) Pty Ltd

Level 10 Office Space

Drawn: WJN
Date: OCT87
Scale: 1:100
Issue: WO2
Drawing Number: 8440.03/A08

CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB SITE



6. Fibrous covering on floor slab of the plumbing riser

- **Sample containing no asbestos**
- **Sample containing asbestos**

Legend

MAIN GRID

SECTION NO
DRAWING REFERENCE

DOOR NUMBER
EXAMPLE ONLY

CONTROL JOINT

FIRE HYDRANT

35ø FIRE HOSE REEL

FLOOR FINISHES

CARPET — CARPET
C.T. — SELECTED CERAMIC TILES
VINYL — SHEET VINYL
MONO — MONOLITHIC FINISH
SEALED GRANO — SEALED GRANOLITHIC TOPPING
STONE — SELECTED STONE FINISH
HPL — HIGH PRESSURE LAMINATE
RUB — RUBBER SHEET AS SPECIFIED
SEALED MONO — SEALED MONOLITHIC FINISH

WALL TYPES

WALL MATERIAL
THICKNESS OF WALL IN MM

RC — REINFORCED CONCRETE WALL
SB — SOLID CONCRETE BLOCK
HB — HOLLOW CONCRETE BLOCK
CW — ALUMINIUM CLADDING PANELS
G — TOUGHENED GLASS WALL
FW — METAL BARS IN STEEL FRAME
AL — METAL LOUVERS AS SPECIFIED
MC — METAL CLADDING AS NOTED OR SPECIFIED
SS — STEEL STUD WALL

90 FULL HEIGHT CONCRETE BLOCK
140 F.H. HEIGHT CONCRETE BLOCK
190 FULL HEIGHT CONCRETE BLOCK
LIGHTWEIGHT CLADDING
CONCRETE WALLS TO FURTHERS REQUIREMENTS
90 STEEL STUD/CFC CLADDING

Amendments

Architects
Woods Bagot Architects NT

Structural & Civil Engineers
Kinhill Engineers Pty Ltd

Mechanical, Electrical, Fire & Lift Engineers
Irwin Johnston & Partners NT Engineers Pty Ltd

Quantity Surveyors
Rider Hunt NT Pty Ltd

Landscaping
Woods Bagot Landscape

Interior Design
Woods Bagot Interior Design

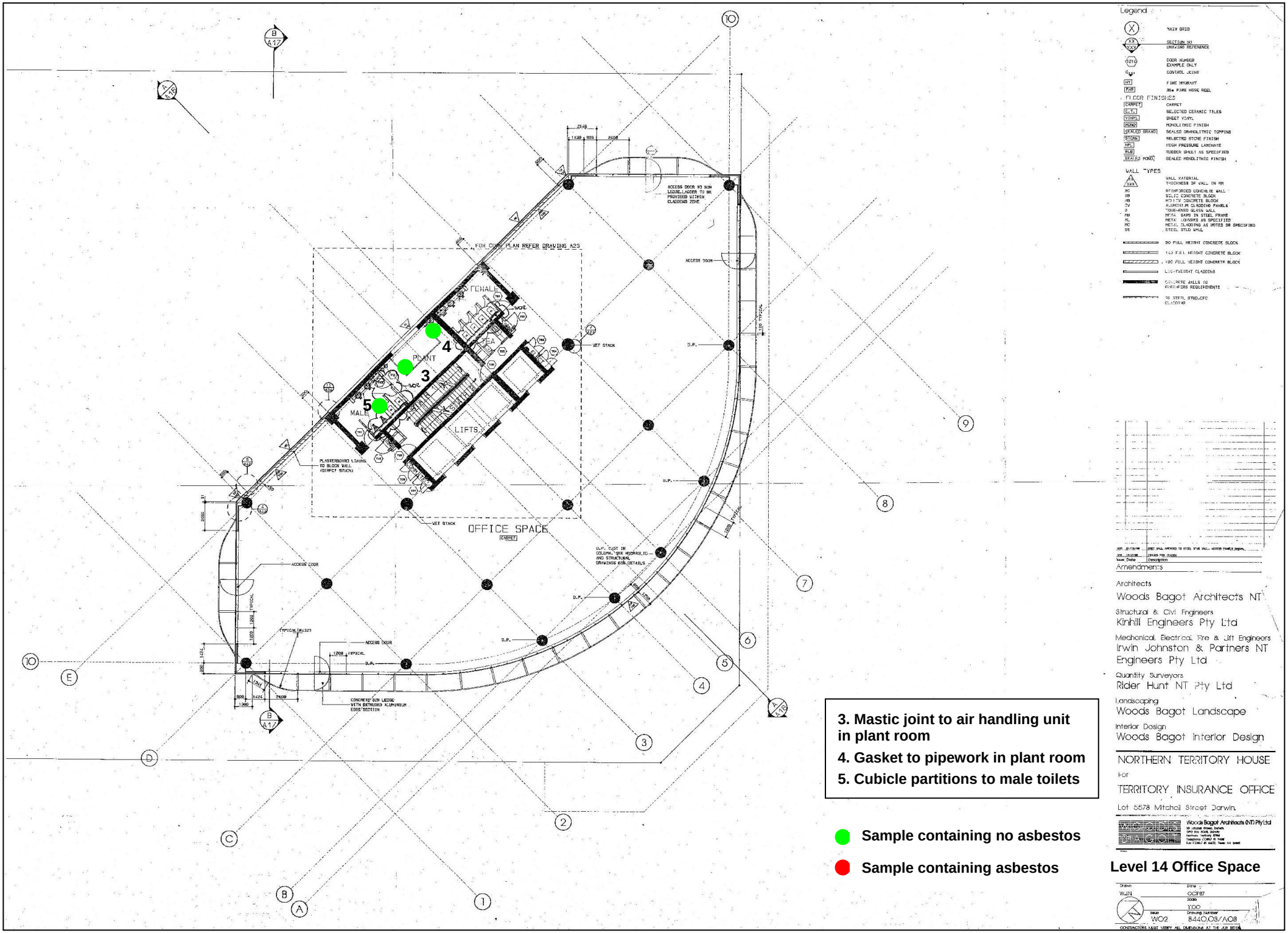
NORTHERN TERRITORY HOUSE
For
TERRITORY INSURANCE OFFICE
Lot 5578 Mitchell Street Darwin.

Woods Bagot Architects (NT) Pty Ltd

Level 12 Office Space

Drawn: WJN
Date: OCT87
Scale: 1:100
Issue: WO2
Drawing Number: 8440.03/A08

CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB SITE



3. Mastic joint to air handling unit in plant room

4. Gasket to pipework in plant room

5. Cubicle partitions to male toilets

Sample containing no asbestos

Sample containing asbestos

Legend

MAIN GRID

SECTION NO
DRAWING REFERENCE

DOOR NUMBER
EXAMPLE ONLY

CONTROL JOINT

FIRE HYDRANT

FHR 35ø FIRE HOSE REEL

FLOOR FINISHES

CARPET CARPET
C.T. SELECTED CERAMIC TILES
VINYL SHEET VINYL
MONO MONOLITHIC FINISH
SEALED GRANO SEALED GRANOLITHIC TOPPING
STONE SELECTED STONE FINISH
HPL HIGH PRESSURE LAMINATE
RUB RUBBER SHEET AS SPECIFIED
SEALED MONO SEALED MONOLITHIC FINISH

WALL TYPES

WALL MATERIAL
THICKNESS OF WALL IN MM
RC REINFORCED CONCRETE WALL
SB SOLID CONCRETE BLOCK
HB HOLLOW CONCRETE BLOCK
CW ALUMINIUM CLADDING PANELS
G TOUGHENED GLASS WALL
FW METAL STUDS IN STEEL FRAME
AL METAL LOUVERS AS SPECIFIED
MC METAL CLADDING AS NOTED OR SPECIFIED
SS STEEL STUD WALL

90 FULL HEIGHT CONCRETE BLOCK
140 F.H. HEIGHT CONCRETE BLOCK
190 FULL HEIGHT CONCRETE BLOCK
LIGHTWEIGHT CLADDING
CONCRETE WALLS TO FURTHERS REQUIREMENTS
90 STEEL STUD/CFC CLADDING

Amendments

Architects
Woods Bagot Architects NT

Structural & Civil Engineers
Kinhill Engineers Pty Ltd

Mechanical, Electrical, Fire & Lift Engineers
Irwin Johnston & Partners NT Engineers Pty Ltd

Quantity Surveyors
Rider Hunt NT Pty Ltd

Landscaping
Woods Bagot Landscape

Interior Design
Woods Bagot Interior Design

NORTHERN TERRITORY HOUSE

For

TERRITORY INSURANCE OFFICE

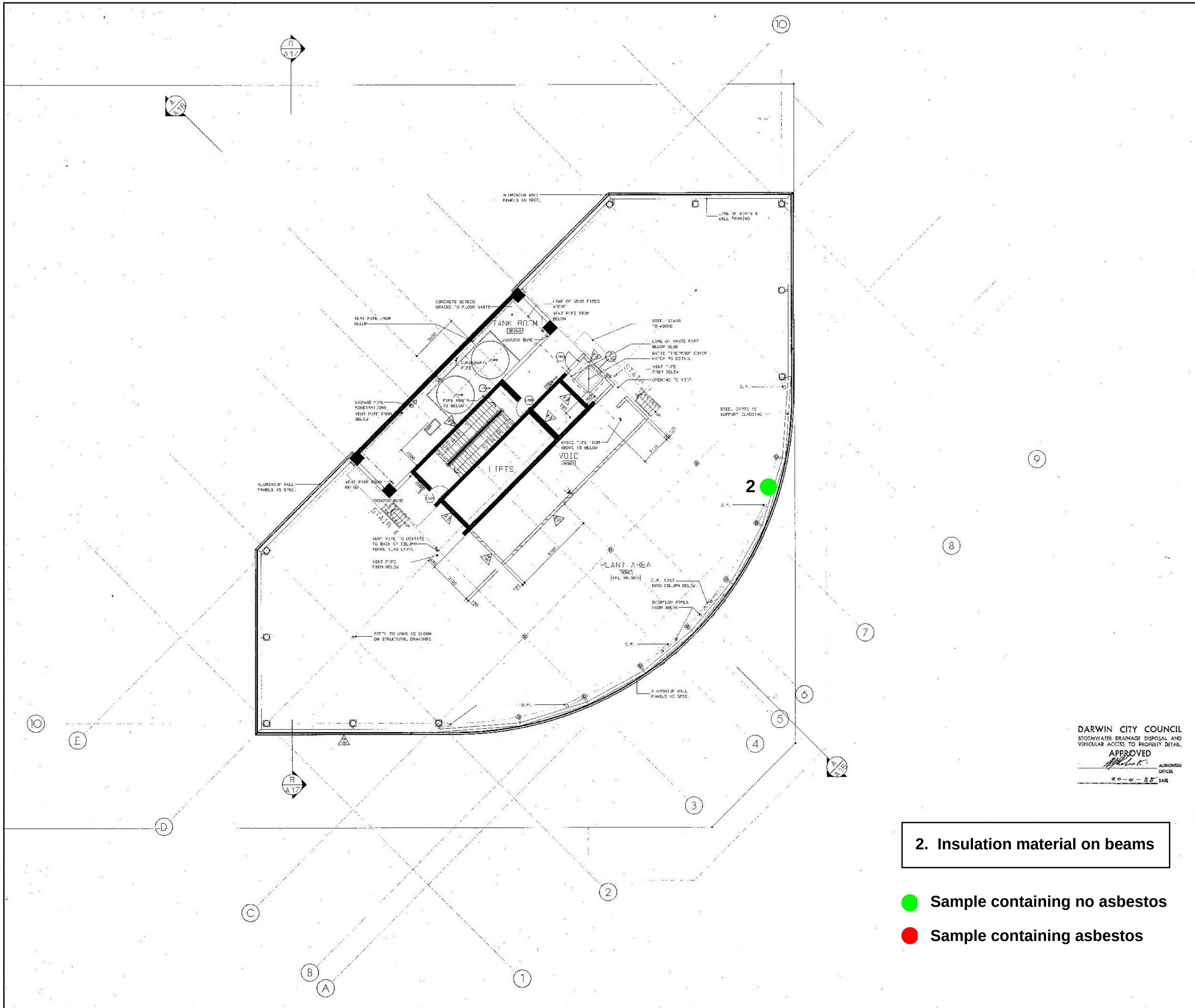
Lot 5578 Mitchell Street Darwin.

Woods Bagot Architects (NT) Pty Ltd

Level 14 Office Space

Drawn W.J.N
Date OCT 87
Scale 1:100
Issue WO2
Drawing Number 8440.03/A08

CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB SITE



Architects
Woods Bagot Architects NT
Structural & Civil Engineers
Kinhill Engineers Pty Ltd
Mechanical, Electrical, Fire & Lift Engineers
Irwin Johnston & Partners NT Engineers Pty Ltd
Quantity Surveyors
Rider Hunt NT Pty Ltd
Landscaping
Woods Bagot Landscape
Interior Design
Woods Bagot Interior Design

NORTHERN TERRITORY HOUSE
For
TERRITORY INSURANCE OFFICE
Lot 5575 Mitchell Street Darwin

Woods Bagot Architects (NT) Pty Ltd

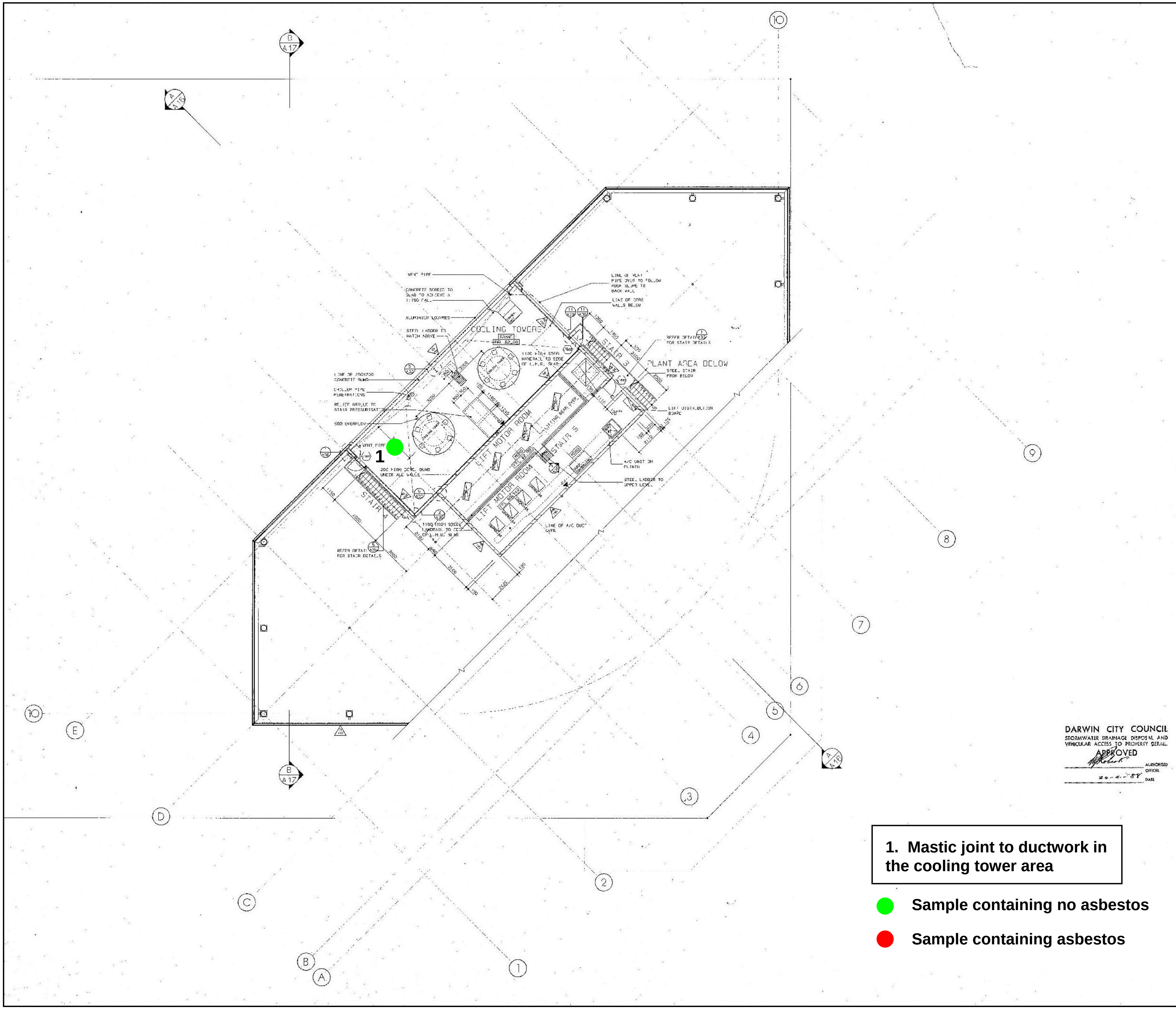
2. Insulation material on beams

● Sample containing no asbestos

● Sample containing asbestos

Level 15 Plant Area

Drawn W.J.N. | Date OCT'97 | Scale 1:100 | Issue WO2 | Drawing Number 84003/A09



1. **Mastic joint to ductwork in the cooling tower area**

Sample containing no asbestos

Sample containing asbestos

DARWIN CITY COUNCIL
STORMWATER DRAINAGE DISPOSAL AND VEHICULAR ACCESS TO PROPERTY DETAIL
APPROVED

Architects
Woods Bagot Architects NT
Structural & Civil Engineers
Kinhill Engineers Pty Ltd
Mechanical, Electrical, Fire & Lift Engineers
Irwin Johnston & Partners NT Engineers Pty Ltd
Quantity Surveyors
Rider Hunt NT Pty Ltd
Landscaping
Woods Bagot Landscape
Interior Design
Woods Bagot Interior Design

NORTHERN TERRITORY HOUSE
for
TERRITORY INSURANCE OFFICE
Lot 5578 Mitchell Street Darwin

Level 16 Lift Motor Room & Cooling Towers

Scale 1:100
Issue WO2
Drawing Number 8440.03/A10

APPENDIX B

ASBESTOS IDENTIFICATION REPORT

Amdel Ltd
ABN 30 008 127 802

Unit 2, 35 Cormack Road, Wingfield SA, 5013
PO Box 552, Port Adelaide BC, SA 5015
Phone: (08) 8440 7145 Facsimile: (08) 8440 7197

ASBESTOS IDENTIFICATION REPORT

CLIENT: AEC Environmental Pty Ltd

DATE: 5 November 2008

ADDRESS: 12 Greenhill Road, Wayville SA 5034

JOB NO: NT0271

REPORT NO: 8AA1082F

LOCALITY: NT House, 22 Mitchell Street, Darwin

RESULTS:

Sample	Sample size	Description	Asbestos*	SMF*	OF*
1	(a) 10x10x2	Grey lump	No		
2	(a) 30x15x3	Off-white fibrous micaceous lump	No		Yes
3	(a) 5x5x1	Green lump	No		
4	(a) 45x35x2	Black bituminous fibrous layer	No		
5	(a) 5x5x2	Pale brown fibrous sheeting painted white	No		
6	(a) 5x5x2	Pale brown fibrous micaceous lump	No		Yes
7	(a) 10x10x2	Pale green flooring	No **		
8	(a) 5x3x1	Pale grey fibrous sheeting, painted pale green	No		Yes
9	(a) 15x10x5	Pale brown fibrous micaceous lump	No		Yes
10	(a) 5x2x1	Pink fibrous gasket-like layer	Chrysotile		
11	(a) 20x20x2	Rust-like fragment	No		
12	(a) 15x15x2	Black bituminous fibrous lump	No	Yes	
13	(a) 15x15x10	White plaster-like lump	No		
14	(a) 5x3x1	White fibrous sheeting	No		Yes
15	(a) 5x5x1	White fibrous sheeting	No		Yes
16	(a) 5x3x1	Pale brown fibrous sheeting, painted pink	No		Yes
17	(a) 5x3x1	Pale brown micaceous lump	No		
18	(a) 20x15x10	Black bituminous lump	No		

APPROVED IDENTIFIER: Naciye Haliloff

APPROVED SIGNATORY: Michael Till

The approximate dimensions (in mm) stated above refer to the size of (a) a single piece (b) largest of several particles (c) largest of many particles (d) volume in ml of unconsolidated particles (e) weight in grams of unconsolidated particles

* Detected by polarized light microscopy. ** No asbestos was detected by polarized light microscopy, but identification may not be possible due to adhering resins. Confirmation by another analytical technique is advised.

Note: Chrysotile is a fibrous silicate mineral commonly known as white asbestos, amosite is a fibrous silicate commonly known as brown or grey asbestos and crocidolite is a fibrous silicate commonly known as blue asbestos. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre and OF (Organic Fibre) includes natural fibres (eg cellulose) and synthetic organic fibre but not high temperature fibres (eg Teflon fibres). A blank in the SMF or OF column implies not detected. Tr in the SMF or OF column indicates identification in Trace amount

The results contained in this report relate only to the sample(s) submitted for testing. Amdel Ltd accepts no responsibilities for the representivity of the sample(s) submitted.

SCOPE OF ACCREDITATION: Class 7.82.31: Qualitative identification of asbestos types in bulk samples by polarized light microscopy, including dispersion staining.

NATA

This document is issued in accordance with NATA's accreditation requirements
Accredited for compliance with ISO/IEC 17025.
NATA accreditation number: 1526

Amdel Ltd
ABN 30 008 127 802

Unit 2, 35 Cormack Road, Wingfield SA, 5013
PO Box 552, Port Adelaide BC, SA 5015
Phone: (08) 8440 7145 Facsimile: (08) 8440 7197

ASBESTOS-FORMING MINERAL IDENTIFICATION REPORT

CLIENT: AEC Environmental Pty Ltd

DATE: 5 November 2008

ADDRESS: 12 Greenhill Road, Wayville SA 5034

JOB NO: NT0271

REPORT NO: 8AA1082FX

LOCALITY: NT House, 22 Mitchell Street, Darwin

PROCEDURE
The sample was analysed by X-ray diffraction, which detects crystalline substances and minerals (including asbestos-forming minerals). Non-crystalline substances (eg glass, most organic compounds) are not detectable by this technique.

RESULTS
Sample: 7
Description: The sample is a 2mm thick pale green flooring.
Result: Calcite and rutile were detected by X-ray diffraction. Asbestos-forming minerals were not detected.

TESTING OFFICER: Naciye Haliloff

Note: Chrysotile is a fibrous silicate mineral commonly known as white asbestos. The other minerals listed are fillers or pigments. They may include calcite (calcium carbonate), rutile (titanium dioxide – white pigment), aragonite (calcium carbonate found in shellgrit), kaolinite (white clay), dolomite (calcium magnesium carbonate) and goethite (brown iron oxide), Magnesium hydroxide (if present) is an as-mined impurity of chrysotile.

Amdel Ltd
ABN 30 008 127 802

Unit 2, 35 Cormack Road, Wingfield SA, 5013
PO Box 552, Port Adelaide BC, SA 5015
Phone: (08) 8440 7145 Facsimile: (08) 8440 7197

ASBESTOS IDENTIFICATION REPORT

CLIENT: AEC Environmental Pty Ltd

DATE: 10 November 2008

ADDRESS: 12 Greenhill Road, Wayville SA 5034

JOB NO: NT0271

REPORT NO: 8AA1082I

LOCALITY: NT House

PAGE NO: 1 of 1

RESULTS:

Sample	Sample size	Description	Asbestos*	SMF*	OF*
19	(c) 2x1x1	White fibrous micaceous layer	No		Yes

APPROVED IDENTIFIER: Michael Till

APPROVED SIGNATORY: Michael Till

The approximate dimensions (in mm) stated above refer to the size of (a) a single piece (b) largest of several particles (c) largest of many particles (d) volume in ml of unconsolidated particles (e) weight in grams of unconsolidated particles

* Detected by polarized light microscopy. ** No asbestos was detected by polarized light microscopy, but identification may not be possible due to adhering resins. Confirmation by another analytical technique is advised.

Note: Chrysotile is a fibrous silicate mineral commonly known as white asbestos, amosite is a fibrous silicate commonly known as brown or grey asbestos and crocidolite is a fibrous silicate commonly known as blue asbestos. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre and OF (Organic Fibre) includes natural fibres (eg cellulose) and synthetic organic fibre but not high temperature fibres (eg Teflon fibres). A blank in the SMF or OF column implies not detected. Tr in the SMF or OF column indicates identification in Trace amount

The results contained in this report relate only to the sample(s) submitted for testing. Amdel Ltd accepts no responsibilities for the representivity of the sample(s) submitted.

SCOPE OF ACCREDITATION: Class 7.82.31: Qualitative identification of asbestos types in bulk samples by polarized light microscopy, including dispersion staining.

NATA

This document is issued in accordance with NATA's accreditation requirements
Accredited for compliance with ISO/IEC 17025.
NATA accreditation number: 1526

APPENDIX C

RECORD OF REGISTER UPDATE

DATE:	ORGANISATION
UPDATE NOTES:	
Signed:	

DATE:	ORGANISATION
UPDATE NOTES:	
Signed:	

DATE:	ORGANISATION
UPDATE NOTES:	
Signed:	

DATE:	ORGANISATION
UPDATE NOTES:	
Signed:	

DATE:	ORGANISATION
UPDATE NOTES:	
Signed:	

DATE:	ORGANISATION
UPDATE NOTES:	
Signed:	

APPENDIX A

Laboratory Test Results 2014 Update

LOCATION	SAMPLE I/D NO.	LABORATORY RESULTS
LEVEL 16		
Lift motor room – motor brake lining (2 each machine)	No.1	No asbestos
LEVEL 15		
Fire hose reel cupboard – Western elevation wall lining ($2m^2$)	No.3	No asbestos

APPENDIX B

Laboratory Test Report

EXCERPTS OF THE WORK HEALTH AND SAFETY REGULATIONS 2012 under the South Australian Work Health and Safety Act 2012

Chapter 8 – Asbestos, of the above regulations prescribes the management requirements in regard to asbestos and include the following:

Part 1 - Prohibitions and authorised conduct.

Regulation 419 - A Person conducting a business or undertaking must not carry out, or direct or allow a worker to carry out, work involving asbestos unless the work is as specified under this regulation.

Part 2 - General duty.

Regulation 420 - A person conducting a business or undertaking must ensure that exposure of a person at a workplace to airborne asbestos is eliminated so far as is reasonably practical, and that the exposure standard for airborne asbestos is not exceeded.

Part 3 – Management of asbestos and associated risks

Regulation 422 – A person with management or control of a workplace must ensure, so far as is reasonably practical, that all asbestos at the workplace is identified by a competent person.

Regulation 423 – A person with management or control of a workplace may identify asbestos by arranging for a sample of material to be analysed for the presence of asbestos, and that the sample is analysed only by a NATA accredited laboratory, or a laboratory operated or approved by the regulator

Regulation 425 - A person with management or control of a workplace must ensure that an asbestos register is prepared and kept at the workplace, and that the asbestos register is maintained and kept up to date. The asbestos register must detail the location, type and condition of the asbestos containing materials.

Regulation 426 - A person with management or control of a workplace where an asbestos register is kept must ensure that the register is reviewed or revised (updated) when:

- The asbestos management plan is updated
- Further asbestos is identified
- Asbestos is removed from, or disturbed, sealed or enclosed, at the workplace
- Before demolition or refurbishment (Regulation 448)

Regulation 427 - A person with management or control of a workplace must ensure that the register is readily accessible to persons as defined in this regulation (includes workers at a workplace).

Regulation 429 - A person with management or control of a workplace must ensure that a written asbestos management plan (AMP) for the workplace is prepared, and must ensure that the information in the plan is kept up to date and is readily accessible to workers at the workplace.

Regulation 430 - A person with management or control of a workplace that has an asbestos management plan must ensure that the plan is revised in the following circumstances:

- There is a review of the asbestos register or a control measure
- Asbestos is removed from, disturbed, sealed or enclosed or at the workplace
- The plan is no longer adequate for managing asbestos at the workplace
- A Health & Safety representative requests a review under sub-regulation (2)
- At least once every 5 years

Part 5 - Asbestos at the workplace

Regulation 446 – A person conducting a business or undertaking must not use, or direct or allow a worker to use a high pressure water spray or compressed air on asbestos containing materials. Additionally, power tools, brooms or any other implements that cause the release of airborne asbestos must not be used unless the use of this equipment is controlled.

- ***Please note that the above is a summary only of several relevant sections. The SA Work Health and Safety Regulations 2012 can be downloaded in full at www.legislation.sa.gov.au***

APPENDIX C

Laboratory Test Report

ASBESTOS IDENTIFICATION REPORT No. NT0271

CLIENT: Paspaley Pearls Properties **ORDER NO: 904PPU006004**

ATTENTION: Sandee Taylor **REPORT DATE: 22/01/2014**

PROPERTY ADDRESS: NT House

SAMPLED BY: Darren Kenny (AEC Environmental)

PROCEDURE

In house method: Asbestos Identification by Polarised Light Microscopy including Dispersion Staining

RESULTS

No.	Client ID	Dimensions	Description	Asbestos	SMF	OF
Level 16						
1	Lift motor room – motor brake lining	10x5x5	Black lump	No		Yes
Level 15						
2	Fire hose reel cupboard - West elevation – wall lining	5x5x5	White micacious particles	No		Yes

TESTING OFFICER: **Darren Kenny**

This Test Report is not covered by the scope of AEC's NATA Accreditation

Please note that the results contained in this report relate only to the sample(s) submitted for testing. Sample Dimensions and Descriptions are approximate only. Chrysotile is commonly known as white asbestos, Amosite is commonly known as brown asbestos and as blue asbestos. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre and OF (Organic Fibre) includes natural fibres and synthetic organic fibre. A blank in the SMF or OF column implies not detected. ^. Confirmation by an independent analytical technique is advised due to the nature of the sample.